Karen Johnson Davidson County
Batch# 1424065 DEEDQC
05/22/2026 07:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260522-0046702

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167
Reviewed by: Terri C. Harris, Esq.

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st **DAY OF MAY, 2026.**

Notary Public

MY COMMISSION EXPIRES: 2/29/28
(AFFIX SEAL)

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

04-NSH26-11315

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ermiyas Asrat Belaynet and Feson Mulugeta Gebremedhintenants in common with right of survivorship 6048 Firelight Trail Antioch, TN 37013	New Owner	176-05-0B-048-00

QUITCLAIM DEED

THIS INDENTURE made between, **Ermiyas Belaynet, unmarried**, hereinafter "First Party", and **Ermiyas Asrat Belaynet, unmarried and Feson Mulugeta Gebremedhin, unmarried as tenants in common with full rights of survivorship**, hereinafter "Second Party":

WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Hickory Woods Estates, Section "C", as of record in Book 6900, Pages 885-887, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ermiyas Belayneh, a single man by Warranty Deed from Dai Thi Trang Nguyen, a married woman and Vi Nguyen Tuong Nguyen, an unmarried woman, as joint tenants with right of survivorship of record as Instrument No. 20151110-0114528, in the Register's Office for Davidson County, Tennessee, dated November 09, 2015 and recorded on November 10, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 6048 Firelight Trail , Antioch, TN 37013.

The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS my hand this 21st day of May, 2026.

Ermiyas Belaynet

STATE OF TENNESSEE

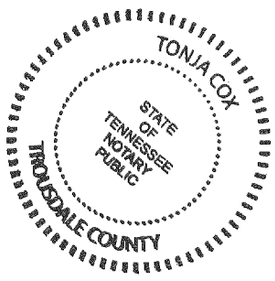
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ermiyas Belaynet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 21st day of May, 2026.

Notary Public

My Commission Expires: 2/29/28



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kathy Williams-Weather *(custodian's name)*, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 21 2026 *(date of document)*.

Custodian's Signature — 5/21/26 date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 21st **day of** May, **20**26.

Notary Public

MY COMMISSION EXPIRES: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY